



DA 000 COVER SHEET
DA 001 PROJECT SUMMARY
DA 002 SITE ANALYSIS PLAN
DA 003 DEMOLITION PLAN
DA004 BASIX COMMITMENTS

DA 100 LOWER GROUND FLOOR PLAN
DA 101 MEZZANINE FLOOR PLAN
DA 102 GROUND FLOOR PLAN
DA 103 LEVEL 1 PLAN
DA 104 LEVEL 2 PLAN
DA 105 LEVEL 3-6 PLAN
DA 106 LEVEL 7-10 PLAN
DA 107 LEVEL 11 PLAN
DA 108 LEVEL 12-13 PLAN
DA 109 ROOF PLAN

DA 200 NORTH ELEVATION (CHURCH STREET)
DA 201 WEST ELEVATION (BLIGH STREET)
DA 202 SOUTH ELEVATION
DA 203 EAST ELEVATION

DA 300 SECTION A
DA 301 SECTION B

DA 400 MATERIAL SCHEDULE - NORTH ELEVATION
DA 401 MATERIAL SCHEDULE - WEST ELEVATION
DA 402 MATERIAL SCHEDULE - SOUTH ELEVATION
DA 403 MATERIAL SCHEDULE - EAST ELEVATION

DA 404 PHOTOMONTAGE
DA 405 PHOTOMONTAGE
DA 406 PHOTOMONTAGE

DA 500 GFA DIAGRAM
DA 501 GFA DIAGRAM
DA 510 APARTMENT MIX
DA 520 PRIVATE OPEN SPACE
DA 530 COMMUNAL OPEN SPACE
DA 540 STORAGE DIAGRAM
DA 550 CROSS VENTILATION DIAGRAM

DA 600 SOLAR STUDY / SUN EYE VIEW
DA 601 SOLAR STUDY / SUN EYE VIEW

DA 610 SHADOW DIAGRAM (JUNE 21st, 9am - 3pm)

DA 700 ADAPTABLE UNIT TYPE A - RESIDENTIAL
DA 701 ADAPTABLE UNIT TYPE B - RESIDENTIAL
DA 702 ADAPTABLE UNIT TYPE C - SERVICED APARTMENT
DA 703 ADAPTABLE UNIT TYPE D - SERVICED APARTMENT

DA 1000 NEIGHBOURING MASSING STUDY
DA 1100 SOLAR STUDY (JUNE 21st, 9am - 3pm)
DA 1101 SOLAR STUDY (JUNE 21st, 1pm - 3pm)

Area Schedule												
Level	Unit No	Type	Adaptable	Livable	Accessible	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Min. Carpark Storage (m3)	Total Storage Provided (m3)		
GF	RESTAURANT					185						
SERVICED APARTMENTS												
LEVEL 2	201	2 KEY				78	10+3					
	202	1 KEY			✓	48	12					
	203	2 KEY				81	12					
	204	2 KEY				81	12					
	205	2 KEY				85	26+5					
	206	2 KEY				81	12					
	207	2 KEY			✓	81	12					
	208	2 KEY			✓	78	12+5					
	209	1 KEY			✓	48	12					
	301	2 KEY				78	10+3					
LEVEL 3	302	1 KEY	✓			48	12					
	303	2 KEY				81	12					
	304	2 KEY				81	12					
	305	2 KEY				85	26+5					
	306	2 KEY				81	12					
	307	2 KEY				81	12					
	308	2 KEY				78	12+5					
	309	1 KEY	✓			48	12					
	310	2 KEY				96	10+3					
	311	1 KEY				52	11					
LEVEL 4	312	2 KEY				96	10+3					
	401	2 KEY				75	10+3.5					
	402	1 KEY	✓			48	13					
	403	2 KEY				81	13					
	404	2 KEY				81	13					
	405	2 KEY				85	29+5					
	406	2 KEY				81	13					
	407	2 KEY				81	13					
	408	2 KEY				78	13+5					
	409	1 KEY	✓			48	13					
LEVEL 5	410	2 KEY				96	10+3					
	411	1 KEY				52	11					
	412	2 KEY				96	10+3					
	501	2 KEY				75	10+3.5					
	502	1 KEY	✓			48	13					
	503	2 KEY				81	13					
	504	2 KEY				81	13					
	505	2 KEY				85	29+5					
	506	2 KEY				81	13					
	507	2 KEY				81	13					
LEVEL 6	508	2 KEY				78	13+5					
	509	1 KEY	✓			48	13					
	510	2 KEY				96	10+3					
	511	1 KEY				52	11					
	512	2 KEY				96	10+3					
	601	2 KEY				75	10+3.5					
	602	1 KEY	✓			48	13					
	603	2 KEY				81	13					
	604	2 KEY				81	13					
	605	2 KEY				85	29+5					
LEVEL 7	606	2 KEY				81	13					
	607	2 KEY				81	13					
	608	2 KEY				78	13+5					
	609	1 KEY	✓			48	13					
	610	2 KEY				96	10+3					
	611	1 KEY				52	11					
	612	2 KEY				96	10+3					
	RESIDENTIAL											
	LEVEL 7	701	2 BED	✓	✓		107	12	6.0	6.5	12.5	
		702	2 BED				96	23	6.6	6.5	13.1	
703		3 BED				150	55	18.2	6.5	24.7		
704		2 BED				127	26	7.4	6.5	13.9		
705		3 BED				138	22	11.2	6.5	17.6		
706		1 BED	✓	✓		60	14	2.2	6.5	8.6		
801		2 BED				107	12	6.0	6.5	12.5		
802		2 BED	✓	✓		96	23	6.6	6.5	13.1		
803		3 BED				150	55	18.2	6.5	24.7		
804		2 BED				127	26	7.4	6.5	13.9		
LEVEL 8	805	3 BED				138	22	11.2	6.5	17.6		
	806	1 BED	✓	✓		60	14	2.2	6.5	8.6		
	901	2 BED				107	12	6.0	6.5	12.5		
	902	2 BED		✓		96	23	6.6	6.5	13.1		
	903	3 BED				150	55	18.2	6.5	24.7		
	904	2 BED				127	26	15.8	6.5	22.3		
	905	3 BED				138	22	11.2	6.5	17.6		
	906	1 BED	✓	✓		60	14	2.2	6.5	8.6		
	1001	2 BED				107	12	6.0	6.5	12.5		
	1002	2 BED		✓		96	23	6.6	6.5	13.1		
LEVEL 9	1003	3 BED				150	55	18.2	6.5	24.7		
	1004	2 BED				127	26	15.8	6.5	22.3		
	1005	3 BED				138	22	11.2	6.5	17.6		
	1006	1 BED	✓	✓		60	14	2.2	6.5	8.6		
	1101	3 BED				174	11	28.6	6.5	35.0		
	1102	3 BED				174	11	28.6	6.5	35.0		
	1103	3 BED				174	11	28.6	6.5	35.0		
	1104	2 BED				127	26	15.8	6.5	22.3		
	1105	3 BED				138	22	11.2	6.5	17.6		
	1106	1 BED	✓	✓		60	14	2.2	6.5	8.6		
LEVEL 11	1101	3 BED				174	11	28.6	6.5	35.0		
LEVEL 12	1201	3 BED				174	11	28.6	6.5	35.0		
LEVEL 13	1301	3 BED				174	25	28.6	6.5	35.0		

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

- LEGEND:
- FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
HW HIGHLIGHT WINDOW
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
MB MAILBOX TO FUTURE DETAIL
WT HOT WATER UNITS
CU A/C CONDENSER UNITS

- MATERIALS LEGEND:
- AFG ALUMINIUM FRAMED GLAZING
BS BATTEN SCREEN (TO FUTURE DETAIL)
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
AW AWNING TO FUTURE DETAILS
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG OPAQUE GLAZING
PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTx PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
AFL ALUMINIUM FIXED LOUVERS
FC FACADE CLADDING

C	2018.08.24	REVISED
B	2018.05.03	REVISED
A	2017.11.24	DA SUBMISSION
P1	2017.10.30	PRELIMINARY ISSUE
P2	2017.10.13	FOR REVIEW
P1	2017.05.29	PRE-DA
ISSUE	DATE	DESCRIPTION

CLIENT:

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PROJECT:

PROPOSED SHOPTOP DEVELOPMENT

1 CHURCH STREET
DUBBO NSW 2830

MAY 2017

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